JACKSON COUNTY
Oregon

MEMO
INTER-OFFICE

Roads, Parks and Planning

Laurel Prairie-Kuntz
Comprehensive Planning Manager

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To: Jackson County Board of Commissioners
From: Laurel Prairie-Kuntz, Comprehensive Planning Manager
Subject: Towne of Butter Falls Urban Growth Boundary Amendment Application; File 1999-3-UGBA
Date: September 8, 2000

On October 6, 1999, the Towne of Butte Falls submitted an application for an amendment of the Butte Falls Urban Growth Boundary, to include a 3.60 acre portion of a 355.28 acre parcel. The remaining 351.68 acres will remain zoned Forest Resource, outside the Butte Falls Urban Growth Boundary.

On April 4, 2000, the Butte Falls Planning Commission and Jackson County Planning Commission held a joint public hearing in Butte Falls on this application. The Jackson County Planning Commission deliberated, and recommended approval of this application. Attached for your consideration are the Planning Commission record, the Planning Commission recommendation, and the Board record.

We will be leaving at 3:00 p.m. on September 18, 2000, for a field trip to Butte Falls, to view the site, and for a joint public hearing with the Butte Falls City Council at 6:30 p.m. Please feel free to contact me if you have any questions.

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Board of County Commissioners
File No. 1999-3-UGBA Exhibit # 1
Offered by: Staff
Date: 9-12-00 Received by: lsx

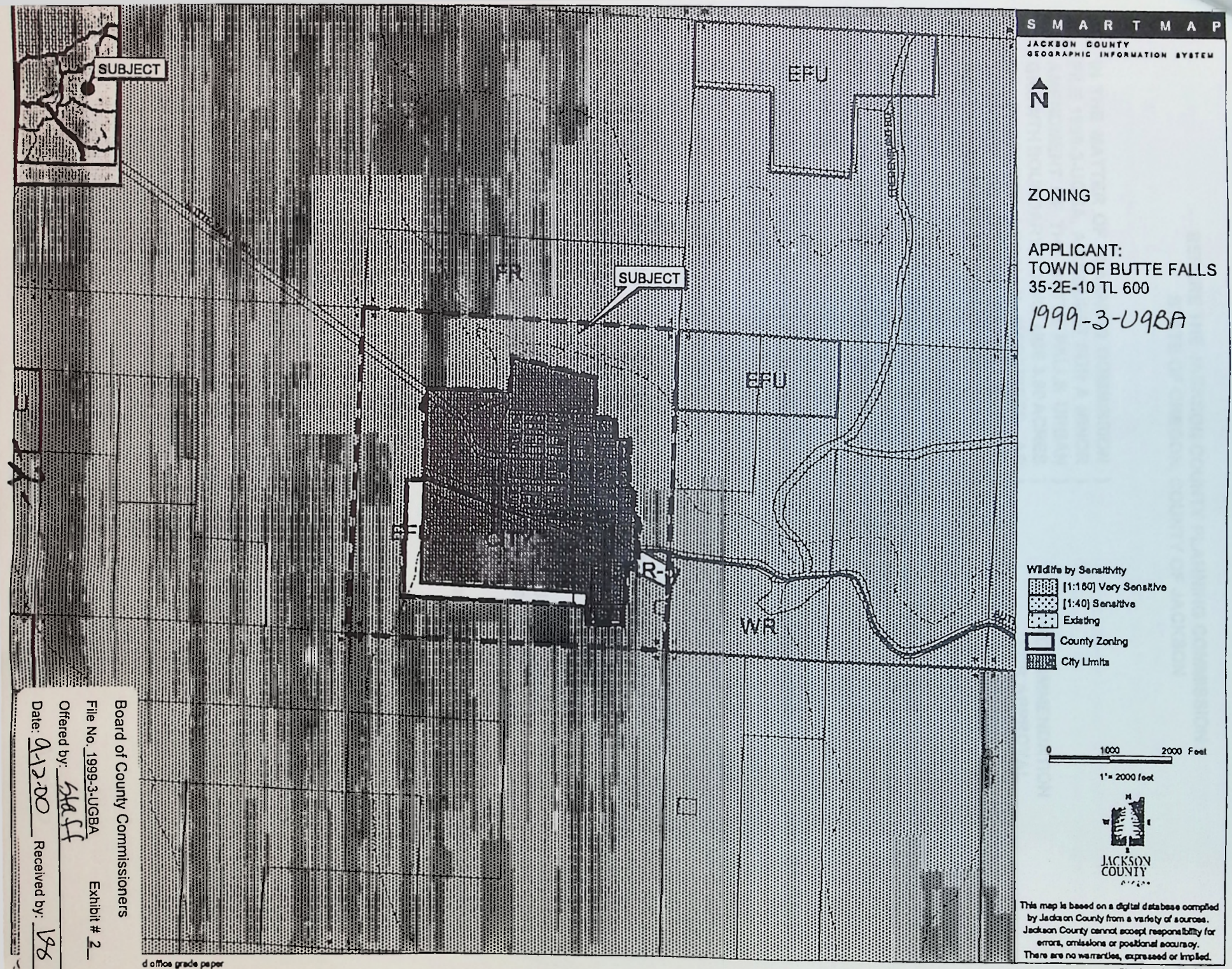
FILE NO: 1999-3-UGBA **APPLICANT:** Town of Butte Falls

HEARING DATE: 09-18-00 **HEARING BODY:** Board of Commissioners

TIME: 6:30 p.m. **BUTTE FALLS COMMUNITY HALL, 555 OAK ST, BUTTE FALLS, OR**

EXHIBIT SCHEDULE

EXHIBIT NO.	NATURE OF EXHIBIT
1 (page 1)	Memo to Board of Commissioners from Staff dated 9-8-00.
2 (page 2)	Zoning Map.
3 (page 3)	Jackson County Planning Commission Recommendation for Approval dated 6-12-00.
4 (page 17)	Jackson County Planning Commission Public Hearing Registration of 4-4-00.
5 (page 18)	Notice of Public Hearing mailed 8-25-00.
6 (page 38)	Packet #2 - Exhibits 1 through 34 which were before the Jackson County Planning Commission/Butte Falls Planning Commission at a public hearing on 4-4-00.



Board of County Commissioners

File No. 1999-3-UGBA Exhibit # 2

Offered by: Staff

Date: 9-12-00 Received by: 186

BEFORE THE JACKSON COUNTY PLANNING COMMISSION
STATE OF OREGON, COUNTY OF JACKSON

IN THE MATTER OF PLANNING COMMISSION FILE 1999-3-UGBA, A REQUEST FOR A MINOR AMENDMENT OF THE BUTTE FALLS URBAN GROWTH BOUNDARY, TO INCLUDE 3.60 ACRES OF PROPERTY LEGALLY DESCRIBED AS TOWNSHIP 35 SOUTH, RANGE 2 EAST, SECTION 10, PART OF TAX LOT 600.	**RECOMMENDATION FOR APPROVAL**

RECOMMENDATION FOR APPROVAL of an application to amend the Butte Falls Urban Growth Boundary to include a 3.60 acre portion of Tax Lot 600, which totals 355.28 acres. The 3.60 acre area contains the Ginger Springs intake area and the future location of the water bottling plant.

RECITALS:

1. On June 10, 1982 Jackson County adopted the Jackson County/Butte Falls Urban Growth Boundary Management Agreement.

2. The City of Butte Falls has proposed a minor boundary line adjustment to include a 3.60 acre area, described as part of Tax Lot 600 in Township 35 South, Range 2 East, in Section 10 into the adopted Urban Growth Boundary.

3. The standards for a minor urban growth boundary amendment are contained within Section 277.090 of the Jackson County Land Development Ordinance, which includes compliance with the Butte Falls/Jackson County Urban Growth Boundary Management Agreement, Statewide Planning Goals, and the Jackson County Comprehensive Plan.

4. On April 4, 2000 the Butte Falls Planning Commission and the Jackson County Planning Commission held a properly advertised public hearing for the purpose of taking testimony on the proposed urban growth boundary adjustment.

5. Both bodies, by motion and vote, did approve the proposed urban growth boundary adjustment as proposed by the City of Butte Falls.

Now, therefore,

The Jackson County Planning Commission finds, concludes, and RECOMMENDS as follows:

SECTION 1. FINDINGS OF FACT: Based upon the evidence and argument, the Jackson County Planning Commission makes the following findings of fact with respect to this application. Where factual conflicts arose, the Planning Commission has resolved them consistent with these findings.

1.1 The Planning Commissions find that proper legal notice was sent to the applicant, agent, property owners within 750 feet of the subject property, affected agencies and the media on February 16, 2000. Legal notice was published in the Sunday, March 19, 2000 edition of the Medford Mail Tribune, and a copy was sent to the Upper Rogue Independent and Ashland Daily Tidings.

Board of County Commissioners
File No. 1999-3-UGBA Exhibit # 3
Offered by: Staff
Date: 9-12-00 Received by: BK

1.2 The Planning Commission finds that the subject property is legally described as Township 35 South, Range 2 East, Section 10, a portion of Tax Lot 600 (3.60 acres) as shown on Exhibit 6 for File 1999-3-UGBA.

1.3 The Planning Commission finds that Butte Falls, population of 430 with only eight businesses/organizations which hire workers, needs new business and employment opportunities.

1.4 The Planning Commission finds that the proposed amendment provides maximum efficiency because the property is adjacent to Ginger Springs and reservoir, which are the source of the Town's water system, is adjacent to other industrial land, and is needed for the proposed bottling plant.

1.5 The Planning Commission finds that eventual development and site planning for the bottling plant will be required to mitigate potential impacts to the adjoining properties.

1.6 The Planning Commission finds that adequate access exists from both city and county roads.

1.7 The Planning Commission finds that the area of adjustment is adjacent to the existing city limits and urban growth boundary for the Town of Butte Falls.

1.8 The Jackson County Planning Commission hereby adopts by reference the Jackson County Staff Report, Planning Commission Exhibit 8, of the File 1999-3-UGBA record.

SECTION 2. LEGAL FINDINGS: To recommend approval of a minor adjustment to an adopted Urban Growth Boundary, the Butte Falls Planning Commission and the Jackson County Planning Commission must find that the amendment is consistent with the Statewide Planning Goals, Jackson County Comprehensive Plan and Chapter 277.090 of the Jackson County Land Development Ordinance.

The Planning Commission adopts the Legal Findings in Sections VII and VIII of the Staff Report, Exhibit 8 of the File 1999-3-UGBA record. These legal findings demonstrate that the application is in compliance with the Statewide Planning Goals, the Jackson County Comprehensive Plan and Chapter 277.090 of the Land Development Ordinance.

SECTION 3. CONCLUSIONS: Based on the evidence and the arguments included in the record, the Jackson County Planning Commission concludes that the proposed Urban Growth Boundary Amendment is in compliance with the Statewide Planning Goals, the Jackson County Comprehensive Plan and the Jackson County Land Development Ordinance. Where factual conflicts arose, the Planning Commission resolved them consistent with these conclusions.

3.1 Statewide Planning Goals

3.1.1 Goal 2, Land Use Planning: The subject property is the only piece of land available to the Town of Butte Falls for the development of the water bottling plant, which will provide new business and employment opportunities for the community. There are no vacant exceptions land near Ginger Springs and reservoir, which provide the water source for both the Town's water system and bottling plant. The Town of Butte Falls will provide buffering between the new bottling facility and adjacent residence and forest lands to ensure that noise and traffic do not disturb or disrupt adjoining residential and forest management practices. The proposal complies with Goal 2, OAR and ORS requirements to amend the urban growth boundary.

3.1.2 Goal 4, Forest Lands: The property is adjacent to Ginger Springs and reservoir which supply water to the Town. The property has been disrupted by on-going community access and public works uses and is neither available nor suitable for forest uses. The highest and best land use for this small amendment area would be to convert the property to an urban/industrial use for the Town of Butte Falls which would not adversely affect the forest economy due to its location and size. Additionally, eventual

development and site planning for the bottling plant will be required to mitigate potential impacts to the adjoining properties. Therefore, compliance with this goal has been met.

3.1.3 Goal 9, Economic Development: The proposed water bottling plant and related amenities will strengthen the local economy in Butte Falls. The proposal is in compliance with this goal.

3.1.4 Goal 11, Public Facilities and Services: Sewer and water is readily available to the property, and access is provided by city and county roads in compliance with the Town's plan for residential, commercial and industrial growth. The proposal is in compliance with this goal.

3.1.5 Goal 14, Urbanization: The Town of Butte Falls has adequate area for future residential development, but there is limited land available for industrial development. The town has been awarded grants to develop a water bottling plant utilizing Ginger Springs, which is adjacent to the subject 3.60 acre amendment site. Once the area is annexed into the city and the plant is developed, it will provide diversified employment opportunities for the community. The soils on the 3.60 acres are poor, and there are no adjacent agricultural activities. The proposal is in compliance with this goal.

3.2 Jackson County Comprehensive Plan

3.2.1 Economy Element: With the reduction in timber production and timber related jobs, development of a water bottling plant would provide a needed economic diversity for Butte Falls in keeping with this element.

3.2.2 Forest Lands Element: The area under consideration is adjacent to Ginger Springs and reservoir which will provides for both the Town's water system and future bottling plant. There is no vacant exceptions land near the existing community water source. Eventual development and site planning for the bottling plant will be required to mitigate potential impacts to the adjoining properties. Compliance with this element has been met.

3.2.3 Natural and Historic Resources Element: Ginger Springs water and the adjacent reservoir currently services the Town of Butte Falls. Development of the water bottling plant will be required to safeguard the natural resource utilized for the base material in compliance with this element.

3.2.4 Public Facilities and Services Element: The Town of Butte Falls has planned for the necessary public facilities to serve projected residential, commercial and industrial growth. The proposed water bottling plant will utilize those existing facilities in compliance with this element.

3.2.5 Transportation Element: The subject property has access from both city and county roads, which are deemed adequate access in compliance with this requirement.

3.2.6 Urban Lands Element: Periodic adjustments to urban growth boundaries is an implementation strategy for maintenance of urban centered growth. The subject property is adjacent to the existing city limits and urban growth boundary. The subject property was deeded to the Town of Butte Falls solely for the construction of a Water Bottling Plant, and appears to be a logical extension of the established urban centered growth. This proposal is in compliance with this element.

3.3 Joint Jackson County/Butte Falls Urban Growth Boundary Management Agreement

3.3.1 The applicant is the Town of Butte Falls in compliance with the adopted agreement.

3.3.2 The Town has a population of 430 with only eight businesses/organizations which hire workers. The development of the bottling plant will provide additional employment opportunities and help recover from the decline in the timber industry, in compliance with the adopted agreement.

3.3.3 The proposed area provides maximum efficiency of land because it is adjacent to Ginger Springs and reservoir, the current source of the town's water. This area is also adjacent to other industrial land and adequate access is available. This efficiency of land use and urban facilities and services is in keeping with the adopted agreement.

3.3.4 The character of the surrounding area is urban, and eventual development and site planning for the bottling plant must mitigate potential impacts to the adjoining properties. The proposal will be in compliance with the adopted agreement.

3.4 Jackson County Land Development Ordinance

3.4.1 Chapter 277.090: The application is in compliance with the Statewide Planning Goals, the Jackson County Comprehensive Plan, and the adopted Joint Jackson County/Butte Falls Urban Growth Boundary Management Agreement.

3.4 The Planning Commission concludes that proper public notice was given.

SECTION 4. RECOMMENDATION:

The Jackson County Planning Commission recommends the Jackson County Board of Commissioners approve the amendment to the Town of Butte Falls Urban Growth Boundary to include the 3.60 acre portion of Tax Lot 600 in Township 35 South, Range 2 East, Section 10, as illustrated on Exhibit #6 of the File 1999-3-UGBA record.

This recommendation for APPROVAL adopted this 12th day of June, 2000, at Medford, Oregon.

JACKSON COUNTY PLANNING COMMISSION
(Vote: Y=Yes; N=No; A=Abstain)

Leon Hofford, Chair — Y

Reeve Hennion, Vice-Chair — Y

Don Greene, Commissioner — Y

Deborah Crouse, Commissioner — Y

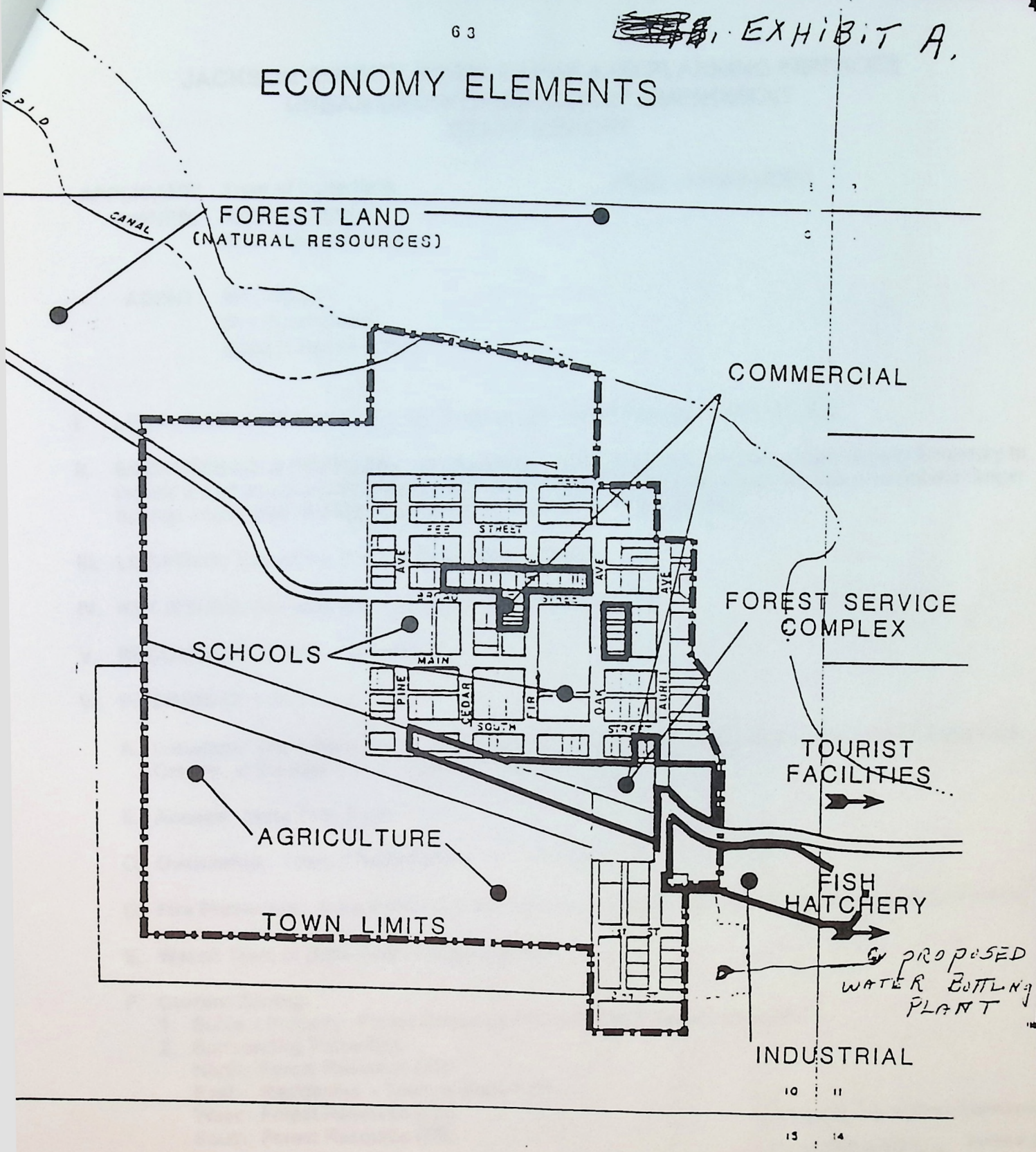
ATTEST:

Laurel Prairie-Kuntz, Secretary

I:\ZONING\WP\99-3-UBGA Recommendation.wpd

EXHIBIT A.

ECONOMY ELEMENTS



Jackson County Planning Commission

File No. 1999-3-UGBA Exhibit # 6

Offered by: Staff

Date: 3-28-00 Received by: HAC

-7-

1999-3-UGBA

JACKSON COUNTY ROAD, PARKS AND PLANNING SERVICES
URBAN GROWTH BOUNDARY AMENDMENT
STAFF REPORT

APPLICANT/ OWNER: Town of Butte Falls
431 Broad Street
Butte Falls OR 97522

FILE: 1999-3-UGBA

AGENT: Bill Tucker
511 South Street
Butte Falls OR 97522

I. LEGAL DESCRIPTION: TWP 35 RANGE 2E SECTION 10 TAX LOT 600

II. BACKGROUND & PROPOSAL: An application to amend the Butte Falls Urban Growth Boundary to include a 3.60 acre portion of Tax Lot 600, which totals 355.28 acres. The 3.60 area contains the Ginger Springs intake area and the future location of the water bottling plant.

III. LOCATION: East of the Town of Butte Falls, Oregon

IV. KEY ISSUES: Conversion of forest land to urbanizable land.

V. RECOMMENDATION: Approval

VI. FINDINGS OF FACT:

A. **Location:** The subject parcel is located south of Butte Falls Road, east of the Town of Butte Falls, Oregon, at the east end of 1st and 2nd Streets.

B. **Access:** Butte Falls Road

C. **Ownership:** Town of Butte Falls

D. **Fire Protection:** Butte Falls Volunteer Fire Department and Oregon Department of State Forestry

E. **Water:** Town of Butte Falls - Ginger Springs

F. **Current Zoning:**
1. Subject Property: Forest Resource (FR) and Rural Residential (RR-5)
2. Surrounding Properties:
   North: Forest Resource (FR)
   East: Residential - Town of Butte Falls
   West: Forest Resource (FR)
   South: Forest Resource (FR)

G. **Proposed Zoning**: Commercial zoning in the Town of Butte Falls

Jackson County Planning Commission
File No. 1999-3-UGBA Exhibit # 8
Offered by: Staff
Date: 3-28-00 Received by: HAC

H. **Land Use:** Vacant

I. **Sewerage:** Town of Butte Falls Public Works Department

J. **Site Characteristics:** Irregular topography, 1% to 3% slope

K. **Assessment:** Property Class 601 - Forest land

L. **Soils:**

Type	Acres	% Total	Forest Cubic Foot Site Class Rating	Cubic Feet per Acre
Hukill gravelly loam	2.60	73%	Class 4	85.8
Freezener gravelly loam	1.00	27%	Class 3	143.0

M. **Comments:** 131 notices were sent to affected agencies and property owners on February 16, 2000. 19 notices were returned, indicating:

1. 3 - No Comment
2. 6 - Recommend approval
3. 2 - Recommend approval, with comments:
   a. Steve Nelson stated that this project can: (1) Improve and diversify economic base of the Butte Falls community, enhance the quality of life, preserve the quality of the natural resources Butte Falls is known for; (2) Ensure long term stability & survival of a timber community in transition economically and socially; and, (3) Creates a non-polluting business using renewable resource (water).
   b. Coast Range Resources wants the right to manage adjacent lands consistent with Oregon Forest Practices Act (Resource Mgt. Easement).
4. 6 - Comments:
   a. RVCOG questioned need to expand UGB.
   b. JC Roads provided information on Butte Falls Road.
   c. Michael G. Freeman noted lack of notice to homeowners and raised concerns about increased noise and traffic in residential area.
   d. Michael G. Freeman noted little or no input by neighbors, lack of correspondence from Butte Falls Planning Commission and concerns about impacts on neighborhood.
   e. Indian Hill, LLC raised concerns with the proposed water bottling plant's affect on adjoining forest lands. Expressed need to avoid creating conflicts between forest land and other uses.
   f. Arthur R. & Rita Rambo proposed that bottling plant access be directly from Laurel Street and not across their property (35, 2E, 10, 600).
5. 2 - Recommend denial, with comments:
   a. Barry Gene Edwards questioned environmental consequences, including noise, air and groundwater pollution, as well as potential impacts on real property value.
   b. Fame E. & Carrie L. Driskell requested that pollution and noise concerns be addressed, noted that they were not notified locally and expressed concerns about traffic and noise.

VII. LEGAL FINDINGS[1]: In order to approve an Urban Growth Boundary Amendment, the County must find that the requirements of Jackson County Land Development Ordinance (JCLDO) Section 277.090 have been met. These requirements include compliance with the:

A. Butte Falls/Jackson County Urban Growth Boundary Management Agreement;

B. Applicable Statewide Planning Goals; and,

C. Jackson County Comprehensive Plan.

VIII. JACKSON COUNTY LAND DEVELOPMENT ORDINANCE: Section 277.090 requires urban growth boundary amendments to comply with the Butte Falls/Jackson County Urban Growth Boundary Management Agreement, applicable Statewide Planning Goals, and the Jackson County Comprehensive Plan.

A. JOINT JACKSON COUNTY/BUTTE FALLS URBAN GROWTH BOUNDARY MANAGEMENT AGREEMENT: On June 10, 1982, Jackson County and the City of Butte Falls adopted a Joint Urban Growth Boundary Management Agreement. The following are the requirements for a minor boundary line adjustment[2].

1. Application for a minor boundary line amendment can only be made by property owners, their authorized agents, or by a town or county governing body.

FINDING: The applicant and property owner are the Town of Butte Falls, in compliance with this requirement.

2. A demonstrated need for the change consistent with the urbanization policies of the town and county.

FINDING: As discussed in the application, Butte Falls has a population of 430, with only eight businesses/organization which hire workers. The Town needs new business and employment opportunities to help recover from the decline in the timber industry. The development of the bottling plant will provide additional full and part time employment opportunities.

3. Maximum efficiency of land use and urban facilities and services.

FINDING: The inclusion of this property into the Town of Butte Falls Urban Growth Boundary provides maximum efficiency because the property is adjacent to Ginger Springs and the reservoir which are the source of the Town's water system, is adjacent to other industrial land, and is needed for the proposed bottling plant.

4. The effect on the existing land use character in the immediate area of the request.

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[1] The following sets forth the legal references utilized within this report. Other references to state law, court cases, or LUBA decisions not specifically referenced here may, nevertheless, be introduced into the record as appropriate. The applicant has submitted documents (see exhibits) for review regarding findings which have been utilized in this report where possible.

[2] A minor amendment is defined as focusing on specific individual properties and not having significant impact beyond the immediate area of the change.

FINDING: The subject property is adjacent to urban residential land within Butte Falls, Ginger Springs, the reservoir and industrial land in Butte Falls. The character of the surrounding area is urban. Both residents nearby and timber operators have indicated concerns about the impacts the bottling plant can have on their use of their property. Eventual development and site planning for the bottling plant must mitigate potential impacts to the adjoining properties.

CONCLUSION: The proposed urban growth boundary amendment complies with the Butte Falls/Jackson County Urban Growth Boundary Management Agreement.

B. JACKSON COUNTY COMPREHENSIVE PLAN

1. **Economy Element:** The goal is to improve and diversify the economic base of Jackson County in balance with air, water, land, and human resources.

FINDING: Jackson County and Butte Falls have previously been dependent on a strong timber and wood products industry. With the reduction in timber production, and timber related jobs, it has become very important to increase other employment opportunities. The development of a water bottling plant on the subject property will provide needed economic diversity for Butte Falls.

CONCLUSION: The proposed water bottling plant and related amenities will diversify the local economy, in keeping with this goal.

2. **Forest Lands Element:** The goal is to conserve forest lands for forest uses and ensure a continued yield of forest products.

   a. Policy 1 requires the County to conserve its forest resources, reduce conflicts between forest and nonforest uses, and encourage a sustained yield of forest products.

   FINDING: The subject property is appropriately designated as forest land, based on the soils (see Section VI,L of this staff report) and past ownership and use. This area is also home to the Ginger Springs, the source of the Butte Falls water system and future water bottling plant.

   b. Policy 3 requires buffering techniques to be established between lands zoned for forest use and all other adjacent zoning districts to protect resource lands from intrusion of incompatible land uses.

   FINDING: Although the subject property is appropriately zoned as forest land, it also includes Ginger Springs, a Goal 5 resource. As part of the future site development, the Town will be required to set development away from the adjoining forest lands to ensure non-interference with adjoining resource uses.

CONCLUSION: As part of this application, the Planning Commissions must weigh the need to preserve forest lands with the need to provide industrial lands for the Town of Butte Falls. See Section VIII,C,1 for the exception analysis.

3. **Natural and Historic Resources Element:** The goal is to ensure the wise utilization of natural resources. Policy 5 promotes the proper management of watersheds and groundwater resources in order to facilitate their conservation, productivity and wise utilization.

FINDING: The purpose of this application is to promote development of a water bottling plant utilizing Ginger Springs water. Development of this facility will be required to meet the conservation requirements of the Oregon State Watermaster, Oregon Department of Environmental Quality and the Oregon Health Department, in keeping with this policy.

CONCLUSION: The Town of Butte Falls has received a $1.6 million loan/grant to improve the water system and to construct a new reservoir. The system will include a hook-up for future development of the property for the proposed water bottling plant, and will be required to safeguard the natural resource utilized for the base material.

4. **Public Facilities and Services Element**: The goal is to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

FINDING: The Town of Butte Falls has already developed urban level public facilities to meet the needs of the residences and businesses located in town. The Town has indicated that adequate capacity exists in their systems to support the water bottling plant.

CONCLUSION: The Town of Butte Falls has planned for the necessary public facilities to serve the projected residential, commercial and industrial growth. The proposed water bottling plant will utilize those existing facilities.

5. **Transportation Element:** The goal is to provide and encourage a safe, convenient, energy efficient and economical transportation system.

FINDING: The subject property is located south of Butte Falls Road, and adjacent to the eastern edge of 1st and 2nd Streets in Butte Falls. Jackson County Roads and Parks Services has indicated (see Exhibit 14) that Average Daily Traffic (ADT) on Butte Falls Road was 1,602 in July, 1999. First and Second Streets are maintained by the Town of Butte Falls, and no information was provided on their capacity or ADT.

CONCLUSION: The subject property has adequate access from both City and County roads, in compliance with this requirement.

6. **Urban Lands Element:** The goal is to provide for an orderly, efficient and environmentally sound plan for urban land uses within Urban Growth Boundaries.

   a. Policy I states that Jackson County shall maintain a long-range commitment to the implementation of urban-centered growth.

   FINDING: This proposal is for addition of 3.60 acres to the Butte Falls Urban Growth Boundary to provide area for industrial development, adjacent to existing industrial sites.

   b. Policy 8 recognizes the diverse needs and desires of each incorporated city and promotes equal and consistent treatment of all joint city/county planning matters.

   FINDING: Periodic adjustments to existing Urban Growth Boundaries and urbanization policies, performed in a manner that is consistent with adopted review and revision procedures, is considered as an implementation strategy for the maintenance of urban-centered growth. The subject property is located adjacent to the existing city limits and Urban Growth Boundary. The

record supports this addition because there are no other parcels within the existing Urban Growth Boundary that share the locational features and use possibilities of the subject parcel. The owner deeded the land to the Town of Butte Falls solely for the construction of a Water Bottling Facility.

CONCLUSION: The inclusion of the subject property within the Urban Growth Boundary appears to be a logical extension of the established urban-centered growth, in keeping with the needs of the Town of Butte Falls. This proposal is consistent with the JCCP Urban Lands Element.

C. **COMPLIANCE WITH STATEWIDE PLANNING GOALS:** The purpose of reviewing plan and zoning map amendments against Statewide Planning Goals is to assure that changes made in the County's acknowledged plan are also acknowledgeable.

1. **Goal 2 - Land Use Planning**: The goal is to establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions and actions. Both the Oregon Administrative Rules (OAR) 660-04 and this goal provide decisional framework for amending an urban growth boundary. When a local government changes an established urban growth boundary it shall follow the procedures and requirements set forth in Goal 2 "Land Use Planning", Part II, Exceptions, which state a local government may adopt an exception to a goal when:

   a. The land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal; or,

   FINDING: The subject property is not developed, so this exception does not apply.

   b. The land subject to the exception is irrevocably committed to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable; or,

   FINDING: This property is not developed, therefore, this exception does not apply.

   c. The following standards are met:

      1) Reasons justify why the state policy embodied in the applicable goals should not apply.

      FINDING: The subject property is the only piece available to the Town of Butte Falls for the development of the water bottling plant, a project which will provide new business and employment opportunities for the community.

      2) Areas which do not require a new exception cannot reasonably accommodate the use.

      FINDING: The Town of Butte Falls is surrounded by farm and forest lands. There are no vacant exceptions lands near Ginger Springs and the reservoir which will provide the water source for both the Town's water system and water bottling plant.

      3) The long-term environmental, economic, social and energy consequences resulting from the use of the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site.

FINDING: The Town of Butte Falls does not have exceptions lands within town available for the proposed water bottling plant, and there is no available land within the urban growth boundary. The Town of Butte Falls is surrounded by farm and forest lands. Therefore, any location the water bottling plant is located will be on resource land. The subject property was selected because it is near Ginger Springs and the reservoir, the source of water for Butte Falls and the bottling plant, therefore reducing the long term energy and environmental consequences that would be experienced from a site displaced from the water source.

4) The proposed uses are compatible[3] with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

FINDING: In development of a site plan for the water bottling plant, the Town of Butte Falls will provide buffering between the adjacent residence and forest lands, and the new bottling facility. Steps must be taken by the Town to ensure that noise and traffic do not disturb the adjoining residential areas, and the facilities do not disrupt forest management practices.

CONCLUSION: The application complies with Goal 2, OAR and ORS requirements to amend an existing urban growth boundary.

2. **Goal 4** - Forest Lands is to conserve and maintain the forest land base and protect the state's forest economy.

FINDING: Although the property is capable of producing a viable yield of forest products, the property also adjacent to Ginger Springs and the reservoir which supply water to the Town and will be the source of water for the bottling plant. The highest and best land use for this small parcel is to convert the property to urban/industrial use.

CONCLUSION: The location of this parcel is conducive to urban industrial development. This proposal will not adversely affect the State of Oregon's forest economy, because of the property location and size.

3. **Goal 9** - Economic Development is to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare and prosperity of Oregon's citizens. for many years

FINDING: The Town of Butte Falls and Jackson County have been dependent upon a strong timber and wood products industry until the significant downturn in that economy in the early 1980s. Opportunities are needed for the relocation and start-up of new businesses and industriesin Butte Falls. A water bottling plant will facilitate the creation of jobs and will help stimulate the economy.

CONCLUSION: The proposed water bottling plant and related amenities will strengthen the local economy in Butte Falls.

4. **Goal 11** - Public Facilities and Services is to plan and develop in a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

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[3] Compatible, as used in subparagraph d) is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.

FINDING: As indicated above, the amendment of the Urban Growth Boundary would enable the subsequent annexation of the subject property and the provision of city water and sewer service. Sewer and water is readily available to the property and the Butte Falls Public Works Department have stated that there is adequate capacity to meet the anticipated needs on the subject parcel, without creating significant impacts or the ability of the two entities to provide service to other customers.

CONCLUSION: The Town of Butte Falls has planned for residential, commercial and industrial growth through the construction of public services and facilities which will serve as a foundation for urban and rural development.

5. **Goal 14** - Urbanization is to provide for an orderly and efficient transition from rural to urban land use. The establishment and change of boundaries shall be based upon considerations of the following factors:

   a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.

   FINDING: The Town of Butte Falls has adequate area for future residential development, however, there is limited land available for industrial development. The Town has aggressive pursued new industry and has been awarded grants to develop a water bottling plant utilizing Ginger Springs. The subject property is adjacent to the Springs and has been donated to the Town for the plant. The Town needs this parcel for plant development to diversify the economy and provide employment for current and future residents.

   b. Need for housing, employment opportunities, and livability.

   FINDING: As noted in the application, employment opportunities in Butte Falls are limited. The water bottling plant will provide diversified employment opportunities for the community, in keeping with this goal.

   c. Orderly and economic provision for public facilities and services.

   FINDING: This proposed amendment of the Urban Growth Boundary would enable the subsequent annexation of the subject property and the provision of city water and sewer service. The Town of Butte Falls took into consideration the need for an improved water delivery and storm drainage systems before proceeding with the proposal for a water bottling facility. Water and sewer service is available to the property and the Butte Falls Public Works Department stated that they have adequate capacity to meet the anticipated needs on the subject parcel, without creating significant impacts on the ability of these two entities to provide service to other customers.

   d. Maximum efficiency of land uses within and on the fringe of existing urban area.

   FINDING: The Town of Butte Falls has received a $1.6 million loan/grant to improve the water system and to construct a new reservoir. The system will include a hook-up for future development of the property for the proposed water bottling plant. The sewer plant has the capacity and water laterals are available for the addition of commercial growth. Hook-up and sewer capacity fees help to defer maintenance costs. The maximum efficiency of this property is for the construction of a water bottling facility, because it will create jobs and the land was

deeded free of charge to Butte Falls. The property is adjacent to a major arterial and infrastructure is available to the site.

e. Environmental, energy, economic and social consequences.

FINDING: If Butte Falls does not pursue this business opportunity the land could revert back to Superior Lumber Company. This would remove the opportunity to improve the degraded land and the potential jobs would be lost. The economic benefits would be derived from diversification of the Butte Falls economic base.

f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority.

FINDING: The current zone is Forest Resource and the existing soils are poor. The preponderance of soil type is Hukill gravelly loam, with a Class IV or V depending on the location. The soil has a high red clay content and the property is only 3.6 acres. This property is not zoned agricultural and it is adjacent to the urban land uses of Butte Falls.

g. Compatibility of the proposed urban uses with nearby agricultural activities.

FINDING: The adjacent uses are all forest activities,, therefore this development will not affect agricultural practices.

CONCLUSION: The application complies with Goal 14, Urbanization.

III. CONCLUSION AND RECOMMENDATION

The previous findings show that the subject application can be found to be consistent with the Statewide Planning Goals and related Oregon Administrative Rules (OAR), with the Butte Falls / Jackson County Urban Growth Boundary Management Agreement, the Jackson County Comprehensive Plan and the Jackson County Land Development Ordinance. Findings can be made regarding the timely, orderly and efficient arrangement of public facilities and services, as required for compliance with both Goal #11, Public Facilities and Services and Goal #14, Urbanization.

The proposed site was donated to the Town of Butte Falls for the development of a water bottling plant. The special characteristic of this area is the close relationship to the reservoir and springs. Approval of this site will be compatible with the planned economic development of the town. The proposed water bottling facility site plan shall detail buffering features designed to assure compatibility with adjacent parcels.

JACKSON COUNTY PLANNING DIRECTOR

Laurel Prairie Kuntz

By: Laurel Prairie-Kuntz, Comprehensive Planning Manager

Date: _____

cc: Property Owners and Affected Agencies with Comments

[H:\WP\LAUREL\PC\JC\19993ugba.sr.wpd]

PUBLIC HEARING REGISTRATION

[REGIS.WK1]

JACKSON COUNTY

HEARING BEFORE:	HEARING DATE:	APPLICATION:	PRESIDING OFFICER:
Jackson County Planning Commission and Butte Falls Planning Commission	April 4, 2000 7:30 p.m.	1999-3-UGBA, Town of Butte Falls	JCPC Chair Leon Hofford

Please Check One: FOR Appl.	AGAINST Appl.	Name and Address of Persons Wanting to Speak; Representing Self, Group, Organization or Agency:	Party or Witness: (P) (W)	CLERKS USE ONLY Oral	Exhibit #	COMPLETE	ORDER
✓		NAME: ~~Tom Hayes~~ ADDRESS: 234 Main st. Butte Falls Or					
✓		NAME: Urbans Holm ADDRESS: Box 3 Butte Falls 97522		✓			
✓		NAME: ~~Joyce M. Brown~~ ADDRESS: 312 South Street Butte Falls Or. 97522	W				
		NAME: Michael Freeman (Rep) B.F. ADDRESS:		✓			
✓		NAME: STEVEN NELSON ADDRESS: PO Box 116 Butte Falls, OR 97522		✓			
✓		NAME: Joyce Hardesty ADDRESS: P.O. Box 11 Butte Falls OR 97522		✓			
		NAME: Bill D Tucker ADDRESS: 511 So Butte Falls		✓			
		NAME: Carrie Driskell ADDRESS: 975 Laurel Ave. Butte Falls OR 97522		✓			
		NAME: ADDRESS:					
		NAME: ADDRESS:					
		NAME: ADDRESS:					
		NAME: ADDRESS:					

Board of County Commissioners
File No. 1999-3-UGBA
Exhibit # 4
Offered by: [illegible]
Date: 9-12-00 Received by: [illegible]

NOTARY PAGE

STATE OF OREGON)
)
COUNTY OF JACKSON)

I, Linda Strickland, being first duly sworn, depose and say that on behalf of Jackson County Roads, Parks and Planning Services, I gave notice of the public hearing described in the attached notice of hearing by mailing a copy thereof by regular mail to each of the following named persons at their respective last known addresses, to wit: (as attached)

Each of said copies of the notice was enclosed in a sealed envelope addressed to the persons at the addresses above set forth, with postage thereon fully prepaid and was deposited in the post office at Medford, Oregon, on August ~~28~~ 25, 2000, a day at least 20 days prior to the date of hearing set forth in said notice.

Signature

Personally appeared before me this 25th day of August, 2000, the above named Linda Strickland who acknowledged the foregoing affidavit to be her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 2/2/2004

OFFICIAL SEAL
KELLY J. COX
NOTARY PUBLIC-OREGON
COMMISSION NO. 331208
MY COMMISSION EXPIRES FEB. 02, 2004

NOTICE OF PUBLIC HEARING SENT TO: APPLICANT, AGENT, AFFECTED AGENCIES, INTERESTED PERSONS, PROPERTY OWNERS WITHIN 750' OF SUBJECT PARCEL, AND MEDIA (Media sent 8-28-00)

NAME: TOWN OF BUTTE FALLS

FILE NO: 1999-3-UGBA

Board of County Commissioners
File No. 1999-3-UGBA Exhibit # 5
Offered by: Staff
Date: 9-12-00 Received by:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Jackson County Board of Commissioners and Butte Falls City Council will hold a public hearing on **Monday, September 18, 2000, at 6:30 p.m.** in the Butte Falls Community Hall, 555 Oak Street, Butte Falls, Oregon. The purpose of the public hearing will be:

> Consideration of an application for a Butte Falls Urban Growth Boundary Amendment to include a 3.60 acre portion of a 355.28 acre parcel into the Butte Falls Urban Growth Boundary. This property is zoned Forest Resource (FR) and Rural Residential (RR-5), and legally described as Township 35 South, Range 2 East, Section 10, Tax Lot 600. The criteria for reviewing this application is attached. The application was submitted by the Town of Butte Falls, 431 Broad Street, Butte Falls, Oregon 97522, through their agent Bill Tucker, 511 South Street, Butte Falls, Oregon 97522. File #1999-3-UGBA.

Oregon law and Section 285.120 of the Jackson County Land Development Ordinance state that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA). A copy of the rules (Chapter 286 of the Land Development Ordinance) governing conduct of the hearing and submission of evidence and testimony at the hearing may be inspected at the Department at no cost any time prior to the hearing and will be provided at reasonable cost.

ORAL TESTIMONY ON THIS HEARING SHALL BE LIMITED TO FIVE MINUTES PER PERSON. AN EXTENSION OF TIME MAY BE GRANTED BY APPROVAL OF A MAJORITY OF THE BOARD. ANY PERSON WHO HAS ADDITIONAL TESTIMONY TO GIVE (BEYOND THE FIVE MINUTE LIMIT) IS ENCOURAGED TO SUBMIT IT IN WRITING.

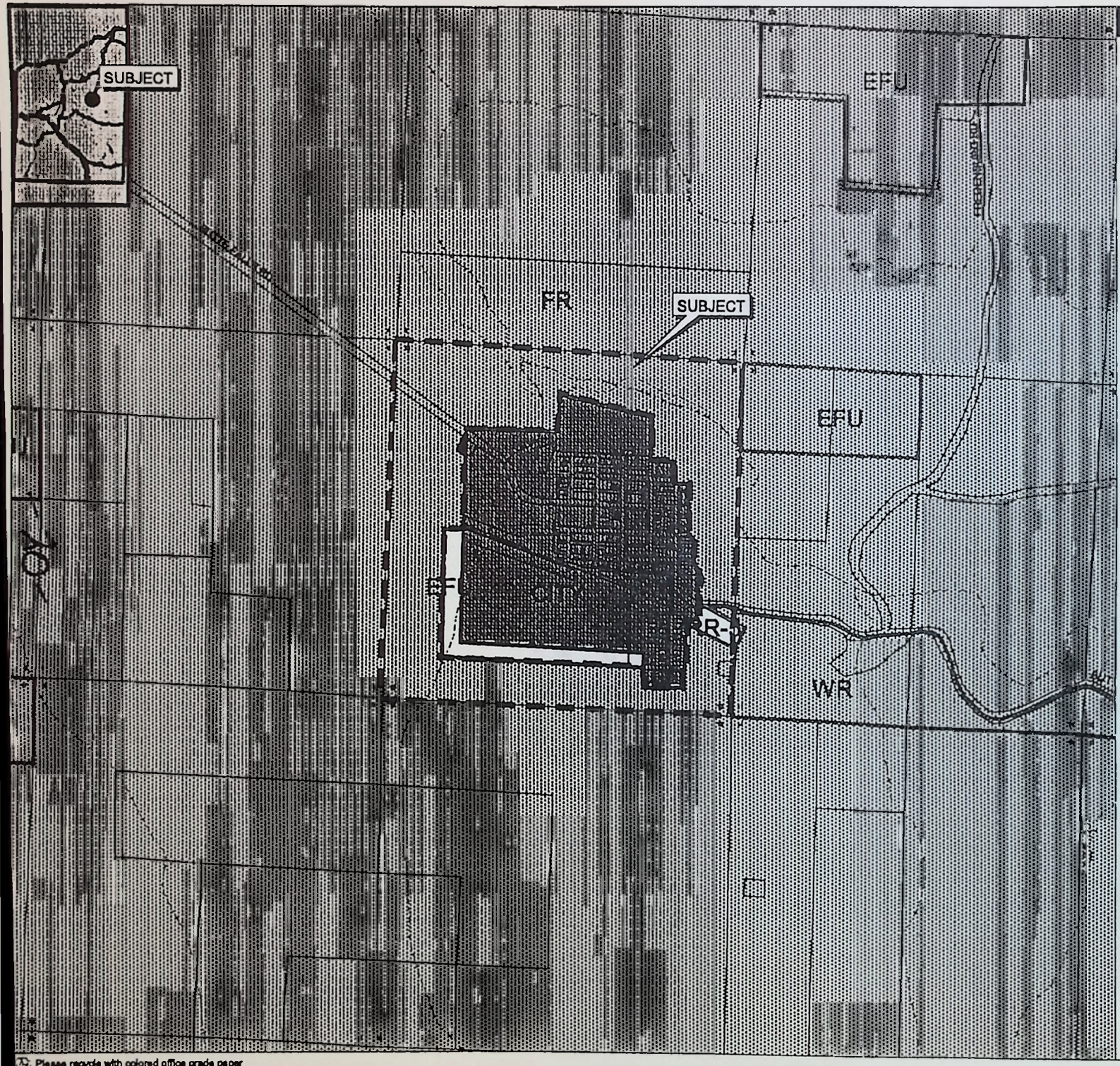
NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria is available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the record will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. Failure to specify which ordinance criteria an objection is based on also precludes your right of appeal to LUBA on that criterion. Additional information is available by contacting **Laurel Prairie-Kuntz** at Roads, Parks and PLANNING Services, Room 100, 10 South Oakdale, Medford, Oregon 97501. Telephone: Medford 774-6911; Jackson County residents outside of Medford's local calling area 1-800-452-5021 and enter the next four digit extension 6911.

Jack Walker, Chair
JACKSON COUNTY BOARD OF COMMISSIONERS

Zoning Map and Criteria Attached
Copy of Applicant's Tentative Site Plan Map

[I:\ZONING\HEARINGS\BOC\PH Notices, Agenda, etc\1999.3.ugba.wpd]



S M A R T M A P

JACKSON COUNTY
GEOGRAPHIC INFORMATION SYSTEM

N

ZONING

APPLICANT:
TOWN OF BUTTE FALLS
35-2E-10 TL 600

1999-3-UGBA

Wildlife by Sensitivity
- [1:160] Very Sensitive
- [1:40] Sensitive
- Existing
- County Zoning
- City Limits

0 1000 2000 Feet

1"= 2000 feet

JACKSON COUNTY

This map is based on a digital database compiled by Jackson County from a variety of sources. Jackson County cannot accept responsibility for errors, omissions or positional accuracy. There are no warranties, expressed or implied.

Please recycle with colored office grade paper

Plot date: Jun 22, 1999; nd

CRITERIA FOR URBAN GROWTH BOUNDARY AMENDMENT

APPLICANT: TOWN OF BUTTE FALLS

FILE NO: 1999-3-UGBA

In order to approve an amendment to the Urban Growth Boundary of the City of Butte Falls, the County and City must find that the amendment is consistent with the Statewide Planning Goals: 2, Land Use Planning; 3, Agricultural Land; 4, Forest Land; Goal 9, Economic Development, Goal 11, Public Facilities and Services; Goal 12, Transportation; Goal 14, Urbanization; Oregon Administrative Rule (OAR) 660-04-0010; Jackson County Comprehensive Plan: Agricultural Lands, Forest Lands, Economy, Energy, Environmental Quality, Public Facilities and Services, and Transportation Element; Minor Boundary Line Adjustment policies within the Joint Jackson County/Butte Falls Urban Growth Boundary Management Agreement dated June 10, 1982, and the Jackson County Land Development Ordinance, Chapter 277.

STATEWIDE PLANNING GOALS

GOAL 2: LAND USE PLANNING

The goal is to establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Part II – Exceptions states, in part, that a local government may adopt an exception to a goal when:

(a) The land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal;

(b) The land subject to the exception is irrevocably committed to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable; or

(c) The following standards are met:

(1) Reasons justify why the state policy embodied in the applicable goals should not apply.

(2) Areas which do not require a new exception cannot reasonably accommodate the use;

(3) The long-term environmental, economic, social and energy consequences resulting from the use of the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and

(4) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

GOAL 3: AGRICULTURAL LANDS

The goal is to preserve and maintain agricultural lands. Agricultural land is defined in western Oregon as land of predominantly Class I, II, III, and IV soils.

GOAL 4: FOREST LANDS

The goal is to conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land, consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture. Forest lands are defined, in part, as those lands acknowledged as forest lands as of the date of the adoption of this goal amendment [adopted 2-18-94; effective 3-1-94].

GOAL 11: PUBLIC FACILITIES AND SERVICES

The goal is to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Urban facilities and services refers to kay facilities and to appropriate types and levels of at least the following: police protection, sanitary facilities, storm drainage facilities, planning, zoning and subdivision control, health services, recreation facilities and services; energy and communication services; and community governmental services.

GOAL 12: TRANSPORTATION

The goal is to provide and encourage a safe, convenient and economic transportation system.

GOAL 14: URBANIZATION

The goal is to provide for an orderly and efficient transition from rural to urban land use.

Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. Establishment and change of boundaries shall be based upon considerations of the following factors:

1) Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;

2) Need for housing, employment opportunities, and livability;

3) Orderly and economic provision for public facilities and services;

4) Maximum efficiency of land uses within and on the fringe of the existing urban area;

5) Environmental, energy, economic and social consequences;

6) Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,

7) Compatibility of the proposed urban uses with nearby agricultural activities.

In the case of a change of a boundary, a governing body proposing such change in the boundary separating urbanizable lands from rural land, shall follow the procedures and requirements as set forth in the Land Use Planning Goal 2 for goal exceptions.

OREGON ADMINISTRATIVE RULE (OAR)

OAR 660-004-0010

Application of the Goal 2 Exception Process to Certain Goals, states, in part:

(B) When a local government changes an established urban growth boundary it shall follow the procedures and requirements set forth in Goal 2 "Land Use Planning", Part II, Exceptions [see Statewide Planning Goals, Goal 2, on page 2]. An established urban growth boundary is one which has been acknowledged by the Commission under ORS 197.251. Revised findings and reasons in support of an amendment to an established urban growth boundary shall demonstrate compliance with the seven factors of Goal 14 [see Statewide Planning Goal 14, on page 4] and demonstrate that the following standards are met:

(i) Reasons justify why the state policy embodied in the applicable goals should not apply (This factor can be satisfied by compliance with the seven factors of Goal 14.);

(ii) Areas which do not require a new exception cannot reasonably accommodate the use;

(iii) The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and

(iv) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

JACKSON COUNTY COMPREHENSIVE PLAN:

AGRICULTURAL LAND ELEMENT

The goal of the Agricultural Lands Element is to preserve and maintain agricultural land.

Policy 1(B) of the element states, in part, that land shall be designated Exclusive Farm Use (EFU) based on the following criteria: Land classified by the U.S. Soil Conservation Service (SCS) as predominantly Class I-IV soils.

Policy 3(A) states the County, in cooperation with the cities, shall develop and implement minimum setbacks to buffer farm uses from nonagricultural land uses on the periphery of urban growth boundaries abutting agricultural land. Additional buffering techniques such as fencing and landscaping shall be encouraged on the nonfarm land.

FOREST LAND ELEMENT

The goal of the Forest Lands Element is to conserve forest lands for forest uses and ensure a continued yield of forest products.

Policy 1 states the county shall conserve its forest resources, reduce conflicts between forest and nonforest uses and encourage a sustained yield of forest products.

Policy 3 states that buffering techniques shall be established between lands zoned for forest use and all other adjacent zoning districts to protect resource lands from the intrusion of incompatible land uses.

ECONOMY ELEMENT

The goal of the Economy Element is to improve and diversify the economic base of Jackson County in balance with air, water, land, and human resources.

ENERGY ELEMENT

The goal of the Energy Element is to effect the optimum conservation of energy and use of local renewable resources.

Policy 1 states the county shall develop and implement land use policies and related planning and implementation techniques that will maximize energy conservation and efficiency. To the optimum extent possible and desirable considering the retention of the county's rural character, increase densities, where appropriate, along high volume/capacity transportation corridors to achieve greater energy efficiency.

ENVIRONMENTAL QUALITY ELEMENT

The goal of the Environmental Quality Element is to ensure and improve the quality of the county's natural environment and resources in a responsible manner which will maintain and enhance the life sustaining environment.

Policy 2 states the county shall manage and improve the quality of its air resources, in part, by review of discretionary land development actions and uses.

Policy 3 states the county shall conserve the water resource of Jackson County and protect, manage and improve the quality of surface and groundwater for the propagation of wildlife and for domestic, agricultural, industrial, recreational and other beneficial uses.

PUBLIC FACILITIES AND SERVICES ELEMENT

The goal of this element is to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Policy 2 states, in part, the county recognizes the urban growth/containment boundary as the dividing line between urban and rural development.

TRANSPORTATION ELEMENT

The goal of this element is, in part, to provide and encourage a safe, convenient, energy efficient and economical transportation system.

Policy 8 states, in part, that urbanizing areas have more alternatives to automobile use including networks of walkways, sidewalks, bike paths and various trasnsit options. The design and routing of new or improved roads should maintain or enhance the livability of neighborhoods. Where new or improved facilities must be located in existing neighborhoods, alternatives that promote future land use.

JOINT JACKSON COUNTY/BUTTE FALLS URBAN GROWTH BOUNDARY MANAGEMENT AGREEMENT:

On June 10, 1982, Jackson County and the City of Butte Falls adopted a Joint Urban Growth Boundary Management Agreement. Page 4 of the agreement addresses minor boundary line adjustments:

Minor Boundary Line Adjustments

Minor adjustments to an urban growth boundary line may be considered subject to similar procedures used by the town and county in hearing zoning requests. A minor amendment is defined as focusing on specific individual properties and not having significant impact beyond the immediate area of the change.

Application for a minor boundary line amendment can only be made by property owners, their authorized agents, or by a town or county governing body. Written applications for amendments may be filed in the office of the Jackson County Department of Planning and Development on forms prescribed by the county. The standards for processing an application are as follows:

1) Documentation must exist indicating the minor adjustment is based on:

   A) A demonstrated need for the change consistent with the urbanization policies of the town and county;

   B) Maximum efficiency of land use and urban facilities and services; and,

   C) The effect of the existing land use character in the immediate area of the request.

2) Applications will be reviewed by the affected town and county planning advisory committees annually.

3) The applications will be reviewed at a joint town and county planning commission meeting held annually for the express purpose of considering minor boundary line adjustments.

4) The planning commissions are required to forward a recommendation and findings on each application to the town and county governing bodies for final consideration.

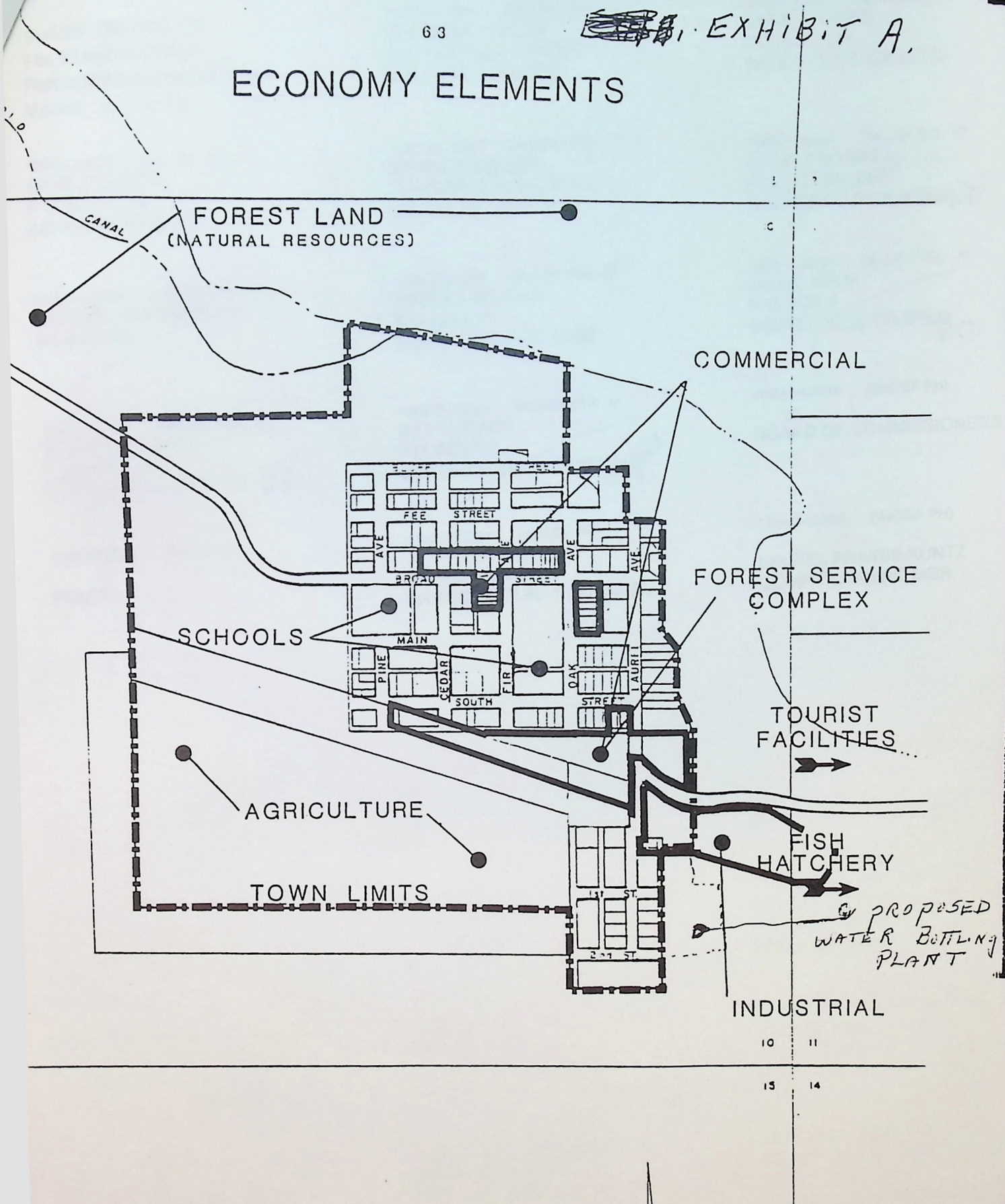
5) Amendments cannot be made to the urban growth boundary line unless mutually agreed to by a majority from each governing body. The county governing body shall be responsible for the preparation of the actual legal instrument which officially amends the boundary line.

JACKSON COUNTY LAND DEVELOPMENT ORDINANCE

Section 277.090, states in addition to the requirements contained in joint Urban Growth Boundary Management Agreements, all proposed boundary amendments must comply with applicable Statewide Planning Goals and the Jackson County Comprehensive Plan.

EXHIBIT A.

ECONOMY ELEMENTS



MAP 23

NORTH

1" = 800'

-26-

1999-3-UGBA

Smooth Feed Sheets™ Use template for 5160®

BoC/BF PH NOTICE
File #1999-3-UGBA
Parties\Witnesses\IP\Staff
Mailed: 8-28-00

1999-3-UGBA (BoC/BF PH)
BARBARA H BEAN
510 TERRACE STREET
ASHLAND OR 97520

1999-3-UGBA (BoC/BF PH)
ELMER HARRIS
P O BOX 134
SHADY COVE OR 97539

1999-3-UGBA (BoC/BF PH)
KATE JACKSON
P O BOX 1319
ASHLAND OR 97520

1999-3-UGBA (BoC/BF PH)
BETSY SCHILLER
752 N RIVERSIDE APT 2
MEDFORD OR 97501

1999-3-UGBA (BoC/BF PH) IP
CARRIE DRISKELL
975 LAUREL AVE
BUTTE FALLS OR 97522 RO.

1999-3-UGBA (BoC/BF PH) IP
MICHAEL FREEMAN
(no address)

1999-3-UGBA (BoC/BF PH) IP
JOYCE HAILICKA
P O BOX 11
BUTTE FALLS OR 97522

1999-3-UGBA (BoC/BF PH) IP
DIANE HOLM
P O BOX 3
BUTTE FALLS OR 97522 P.O.

1999-3-UGBA (BoC/BF PH) IP
STEVEN NELSON
P O BOX 116
BUTTE FALLS OR 97522 P.O.

1999-3-UGBA (BoC/BF PH) IP
BILL TUCKER
511 SOUTH
BUTTE FALLS OR 97522 Agent

1999-3-UGBA (BoC/BF PH)
BOARD OF COMMISSIONERS

1999-3-UGBA (BoC/BF PH)
STAFF:

1999-3-UGBA (BoC/BF PH)
STEVE RINKLE
SR ASST COUNTY COUNSEL

1999-3-UGBA (BoC/BF PH)
LAUREL PRAIRIE-KUNTZ
COMP PLANNING MGR

AVERY® Address Labels Laser 5960™

pages 28-36
constitute names & addresses
of petitioners.
Redacted for privacy

2023-12-3

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Jackson County Board of Commissioners and Butte Falls City Council will hold a public hearing on **Monday, September 18, 2000, at 6:30 p.m.** in the Butte Falls Community Hall, 555 Oak Street, Butte Falls, Oregon. The purpose of the public hearing will be:

Consideration of an application for a Butte Falls Urban Growth Boundary Amentment to include a 1.10 acre potion of a 4.75 acre parcel into the Butte Falls Urban Growth Boundary. This property is zoned Exclusive Farm Use, is located west of First Street in Butte Falls, and is legally described as Township 35 South, Range 2 East, Section 10, Tax Lot 100. The application was submitted by John Boyer, 25625 McFarland Road, Monroe, Oregon 97456, through his agent Jim Capp, Western Land Use Services, Inc., Box 2937, Harbor, Oregon 97415. File 1999-2-UGBA.

Consideration of an application for a Butte Falls Urban Growth Boundary Amendment to include a 3.60 acre portion of a 355.28 acre parcel into the Butte Falls Urban Growth Boundary. This property is zoned Forest Resource (FR) and Rural Residential (RR-5), and legally described as Township 35 South, Range 2 East, Section 10, Tax Lot 600. The application was submitted by the Town of Butte Falls, 431 Broad Street, Butte Falls, Oregon 97522, through their agent Bill Tucker, 511 South Street, Butte Falls, Oregon 97522. File #1999-3-UGBA.

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Jack Walker, Chair
JACKSON COUNTY BOARD OF COMMISSIONERS

TO BE PUBLISHED IN THE **SUNDAY, SEPTEMBER 3, 2000**, EDITION OF THE MEDFORD MAIL TRIBUNE.

cc: Legal Notices Section - Medford Mail Tribune (Acct. #A202912)
Gary Nelson (for Gary's info only) - Medford Mail Tribune
Dexter Patmon - Ashland Daily Tidings
Receptionist - Planning Department
Board's Bulletin Board

[i:\zoning\wp\9902-03ugba.mtnot]